

Recording requested by:

400680

And when recorded, mail to:

City of Riverside
Public Works Department
Survey Section
3900 Main Street
Riverside, California 92522

RECEIVED FOR RECORD
AT 8:00 O'CLOCK

OCT 18 1996

Recorded in Official Records
of Riverside County, California

Recorder

Fees \$

24

FOR RECORDER'S OFFICE USE ONLY

Project: **PW-011-956**
Vine Street

PLANNING COMMISSION
of the
CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE



Property Owner(s): **BIRTCHER RIVERSIDE MARKETPLACE PARTNERS, LTD., a California Limited Partnership**

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside, California, hereby declares that on **June 20, 1996**, a waiver of parcel map for lot line adjustments was granted to the above-referenced property owner(s) to create the parcels of real property as described in **Exhibit "A"** attached hereto and incorporated herein by this reference, located in the City of Riverside, County of Riverside, State of California, which parcels as described in said **Exhibit "A"** thereby created comply with the California Subdivision Map Act and Title 18 of the Riverside Municipal Code.

THE ISSUANCE OF THIS CERTIFICATE OF COMPLIANCE DOES NOT SUPERSEDE, MODIFY OR AFFECT ANY REQUIREMENTS OF THE BUILDING OR ZONING REGULATIONS OF THE CITY OF RIVERSIDE.

PLANNING COMMISSION OF THE
CITY OF RIVERSIDE

STEPHEN J. WHYLD
PLANNING DIRECTOR

Dated: OCTOBER 16, 1996

By

J. Craig Aaron
J. CRAIG AARON
PRINCIPAL PLANNER

GENERAL ACKNOWLEDGEMENT

State of California }
County of RIVERSIDE } ss

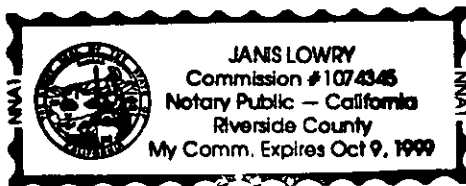
On 10-16-96, before me JANIS LOWRY
(date) (name)

a Notary Public in and for said State, personally appeared

J. CRAIG AARON

Name(s) of Signer(s)

☒ personally known to me - OR - ☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Janis Lowry
Signature

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

- () Attorney-in-fact
() Corporate Officer(s)

Title _____

Title _____

- () Guardian/Conservator
() Individual(s)
() Trustee(s)
(X) Other

PRINCIPAL PLANNER

- () Partner(s)
() General
() Limited

The party(ies) executing this document is/are representing:

CITY OF RIVERSIDE

EXHIBIT A

PARCEL 1

Those portions of Parcels 15 and 16 of Parcel Map 26301, as shown by Parcel Map on file in Book 176 of Parcel Maps, at Pages 72 through 81, Records of Riverside County, California, more particularly described as follows:

Beginning at the most Northerly corner of said Parcel 15, as shown on said Parcel Map, said point also lying in the Southeasterly right-of-way of Vine Street, 33 feet wide, as said street is shown on said Parcel Map;

Thence South $61^{\circ} 06' 54''$ East along the Northeast line of said Parcel 15, a distance of 94.00 feet;

Thence continuing along the said Northeast line of said Parcel 15, South $16^{\circ} 33' 17''$ East, a distance of 58.43 feet;

Thence continuing along the said Northeast line of said Parcel 15, South $61^{\circ} 06' 54''$ East, a distance of 174.00 feet to the most northeasterly corner of said Parcel 15;

Thence South $28^{\circ} 52' 07''$ West, along the Southeasterly line of said Parcel 15, a distance of 18.87 feet;

Thence continuing along the said Southeasterly line of said Parcel 15, South $3^{\circ} 42' 29''$ East, a distance of 40.86 feet;

Thence continuing along the said Southeasterly line of said Parcel 15 and along the Southeasterly line of said Parcel 16, South $28^{\circ} 52' 07''$ West, a distance of 277.30 feet to a point therein;

Thence North $61^{\circ} 08' 56''$ West, a distance of 207.01 feet;

Thence North $28^{\circ} 51' 04''$ East, a distance of 67.18 feet;

Thence North $61^{\circ} 08' 56''$ West, a distance of 88.00 feet;

Thence North $28^{\circ} 51' 04''$ East, a distance of 17.00 feet;

Thence North $61^{\circ} 08' 56''$ West, a distance of 36.52 feet to a point in the Northwesterly line of said Parcel 15, said point also lying on the Southeasterly right-of-way of said Vine Street, 33 feet wide;

EXHIBIT A

PARCEL 1

Thence North 28° 50' 42" East along the Northwesterly line of said Parcel 15, and along the Southeasterly right-of-way of said Vine Street, a distance of 86.76 feet to a point therein;

Thence continuing North 28° 51' 34" East, along the Northwesterly line of said Parcel 15 and along the said Southeasterly right-of-way of said Vine Street, a distance of 200.84 to the point of beginning.

Contains 2.401 acres, more or less.

J. Thomas Baine
RCE NO. 15795
Expires 6-30-97



DESCRIPTION ATTACHED 7/1/96
M. S. B. by *WF*
SURVEYOR, CITY OF RIVERSIDE

EXHIBIT A

PARCEL 2

Those portions of Parcel 16 of Parcel Map 26301, as shown by Parcel Map on file in Book 176 of Parcel Maps, at Pages 72 through 81, Records of Riverside County, California, more particularly described as follows:

Beginning at the most Westerly corner of said Parcel 16, as shown on said Parcel Map, said point also lying in the Southeasterly right-of-way of Vine Street, 33 feet wide, as said street is shown on said Parcel Map;

Thence North $28^{\circ} 50' 42''$ East along the Northwest line of said Parcel 16, and along the Southeast right-of-way of said Vine Street, a distance of 178.94 feet to a point therein;

Thence South $61^{\circ} 08' 56''$ East, a distance of 36.52 feet;

Thence South $28^{\circ} 51' 04''$ West, a distance of 17.00 feet;

Thence South $61^{\circ} 08' 56''$ East, a distance of 88.00 feet;

Thence South $28^{\circ} 51' 04''$ West, a distance of 67.18 feet;

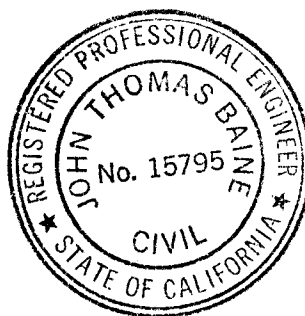
Thence South $61^{\circ} 08' 56''$ East, a distance of 207.01 feet to a point the Southeast line of said Parcel 16;

Thence South $28^{\circ} 52' 07''$ West, along the Southeast line of said Parcel 16, a distance of 94.95 feet to the end thereof;

Thence North $61^{\circ} 06' 54''$ West, along the Southwest line of said Parcel 16, a distance of 331.48 feet to the point of beginning;

Contains 0.928 acres, more or less.

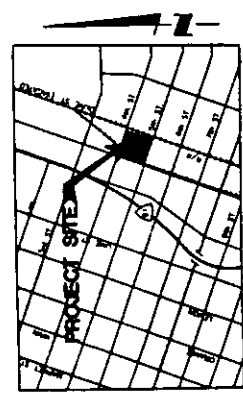
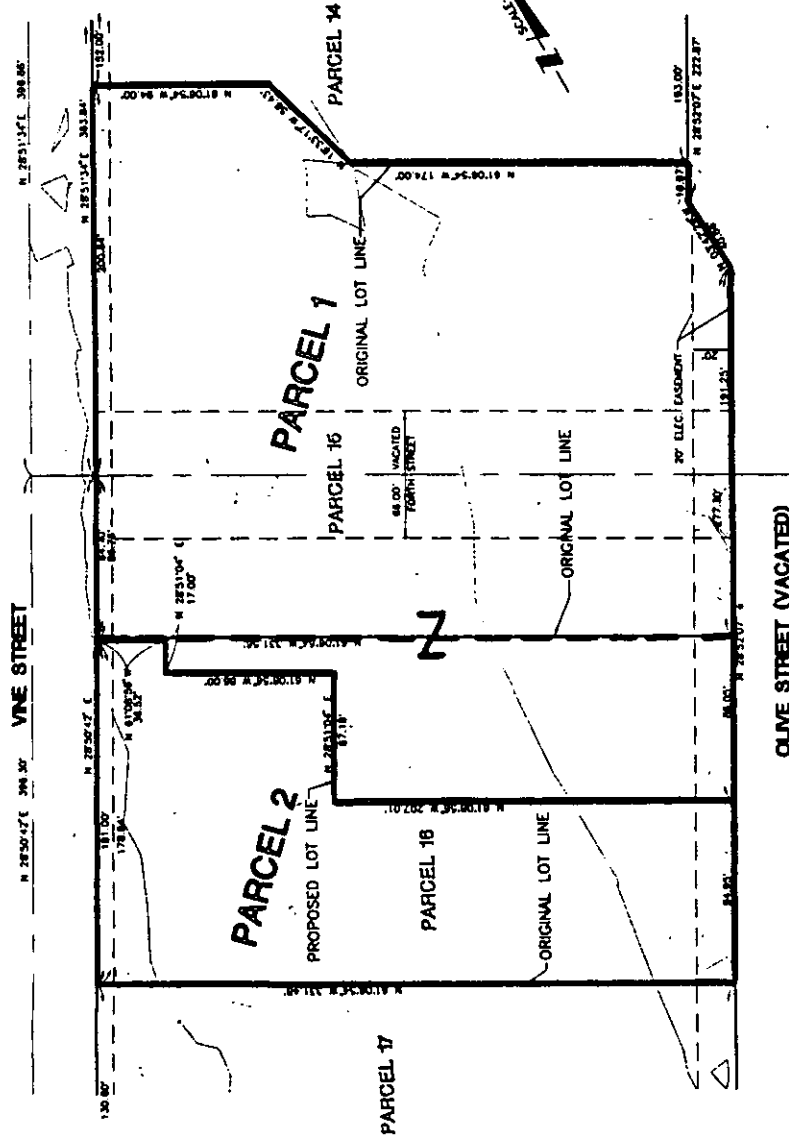
J. Thomas Baine
RCE NO. 15795
Expires 6-30-97



DESCRIPTION APPROVAL 7/10/96
Paul S. B... by *WF*
SURVEYOR, CITY OF RIVERSIDE

PARCEL MAP WAIVER

IN THE CITY OF RIVERSIDE
COUNTY OF CALIFORNIA



PW-011-956

LEGAL DESCRIPTION

PARCEL 1

THOSE PORTIONS OF PARCEL 15 AND 16 OF PARCEL MAP 24301, AS SHOWN BY PARCEL MAP ON FILE IN BOOK 178 OF PARCEL MAPS, RIVERSIDE COUNTY, CALIFORNIA, RECORDS 81, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF SAID PARCEL 15, AS SHOWN ON SAID PARCEL MAP, SAID POINT ALSO LYING IN THE SOUTHEASTLY RIGHT-OF-WAY OF VINE STREET, 33 FEET WIDE AS SAID STREET IS SHOWN ON SAID PARCEL MAP;

THENCE SOUTH 81°08'54" EAST ALONG THE NORTHEAST LINE OF SAID PARCEL 15, A DISTANCE OF 94.00 FEET;

THENCE CONTINUING ALONG THE SAID NORTHEAST LINE OF SAID PARCEL 15, SOUTH 18°33'17" EAST, A DISTANCE OF 38.43 FEET;

THENCE CONTINUING ALONG THE SAID NORTHEAST LINE OF SAID PARCEL 15, NORTH 81°08'54" EAST, A DISTANCE OF 174.00 FEET TO THE MOST NORTHEASTLY CORNER OF PARCEL 15;

THENCE SOUTH 28°32'07" WEST, ALONG THE SOUTHEASTLY LINE OF SAID PARCEL 15, A DISTANCE OF 18.87 FEET;

THENCE CONTINUING ALONG THE SAID SOUTHEASTLY LINE OF SAID PARCEL 15, SOUTH 34°23'29" EAST, A DISTANCE OF 40.88 FEET;

THENCE CONTINUING ALONG THE SAID SOUTHEASTLY LINE OF SAID PARCEL 15 AND ALONG THE SOUTHEASTLY RIGHT-OF-WAY OF SAID PARCEL 16, SOUTH 28°52'07" WEST, A DISTANCE OF 277.30 FEET TO A POINT THEREIN;

THENCE NORTH 81°08'56" WEST, A DISTANCE OF 207.01 FEET;

THENCE NORTH 28°51'04" EAST, A DISTANCE OF 87.18 FEET;

THENCE NORTH 81°08'56" WEST, A DISTANCE OF 88.00 FEET;

THENCE NORTH 28°51'04" EAST, A DISTANCE OF 17.00 FEET;

THENCE NORTH 81°08'56" WEST, A DISTANCE OF 38.32 FEET TO A POINT IN THE NORTHWESTERLY LINE OF SAID PARCEL 15, SAID POINT ALSO LYING ON THE SOUTHEASTLY RIGHT-OF-WAY OF SAID VINE STREET, 33 FEET WIDE;

THENCE NORTH 28°50'47" EAST ALONG THE NORTHWESTERLY LINE OF SAID PARCEL 15 AND ALONG THE SOUTHEASTLY RIGHT-OF-WAY OF SAID VINE STREET, A DISTANCE OF 88.78 FEET TO A POINT THEREIN;

THENCE CONTINUING NORTH 28°51'34" EAST, ALONG THE NORTHWESTERLY LINE OF SAID PARCEL 15 AND ALONG THE SAID SOUTHEASTLY RIGHT-OF-WAY OF SAID VINE STREET, A DISTANCE OF 200.84 FEET TO THE POINT OF BEGINNING;

CONTAINS 2.401 ACRES, MORE OR LESS.

PARCEL 2

THOSE PORTIONS OF PARCEL 15 AND 16 OF PARCEL MAP 24301, AS SHOWN BY PARCEL MAP ON FILE IN BOOK 178 OF PARCEL MAPS, RIVERSIDE COUNTY, CALIFORNIA, RECORDS 81, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF SAID PARCEL 16, AS SHOWN ON SAID PARCEL MAP, SAID POINT ALSO LYING IN THE SOUTHEASTLY RIGHT-OF-WAY OF VINE STREET, 33 FEET WIDE AS SAID STREET IS SHOWN ON SAID PARCEL MAP;

THENCE NORTH 28°50'47" EAST ALONG THE NORTHWEST LINE OF SAID PARCEL 16, AND ALONG THE SOUTHEAST RIGHT-OF-WAY OF SAID VINE STREET, A DISTANCE OF 178.84 FEET TO A POINT THEREIN;

THENCE SOUTH 81°08'56" EAST, A DISTANCE OF 38.32 FEET;

THENCE SOUTH 28°51'04" WEST, A DISTANCE OF 17.00 FEET;

THENCE SOUTH 81°08'56" EAST, A DISTANCE OF 87.18 FEET;

THENCE SOUTH 28°51'04" WEST, A DISTANCE OF 207.01 FEET TO A POINT ON THE SOUTHEAST LINE OF SAID PARCEL 16;

THENCE SOUTH 28°52'07" WEST, ALONG THE SOUTHEAST LINE OF SAID PARCEL 16, A DISTANCE OF 84.85 FEET TO THE END THEREOF;

THENCE NORTH 81°08'54" WEST, ALONG THE SOUTHWEST LINE OF SAID PARCEL 16, A DISTANCE OF 331.48 FEET TO THE POINT OF BEGINNING;

CONTAINS 0.928 ACRES, MORE OR LESS.